

ENVIRONMENTAL ASSESSMENT REPORT

Western Junction Sawmill Expansion

Western Junction, Perth

Artec Australia Pty Ltd

Board of the Environment Protection Authority

August 2016



Environmental Assessment Report	
Proponent	Artec Australia Pty Ltd
Proposal	Sawmill expansion
Location	141 Perth Mill Road, Western Junction, Perth
NELMS no.	PCE No. 9120
Permit application no.	P16-078 (Northern Midlands Council)
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Class of Assessment	2B

Assessment process milestones	
22 August 2014	Notice of Intent submitted
03 October 2014	DPEMP Guidelines issued
7 April 2016	Permit application submitted to Council
13 April 2016	Application received by Board
30 April 2016	Start of public consultation period
28 May 2016	End of public consultation period

Acronyms

Board	Board of the Environment Protection Authority
DPEMP	Development Proposal and Environmental Management Plan
DPIPWE	Department of Primary Industries, Parks, Water and Environment
EIA	Environmental impact assessment
EMPC Act	<i>Environmental Management and Pollution Control Act 1994</i>
EMPCS	Environmental management and pollution control system
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999 (Cth)</i>
LUPA Act	<i>Land Use Planning and Approvals Act 1993</i>
RMPS	Resource management and planning system
SD	Sustainable development
VOC	Volatile Organic Compounds

Report summary

This report provides an environmental assessment of Artec Australia Pty Ltd's proposed sawmill expansion at 141 Perth Mill Road, Western Junction.

The proposal involves the installation of a gas-fired boiler, drying kiln and reconditioning chamber and an increase in production from 15,000 cubic metres to 20,000 cubic metres of milled product per year at Artec Australia Pty Ltd's Western Junction Sawmill, Perth.

This report has been prepared based on information provided by the proponent in the Development Proposal and Environmental Management Plan (DPEMP). Relevant government agencies and the public have been consulted and their submissions and comments considered as part of this assessment.

Further details of the assessment process are presented in section 1 of this report. Section 2 describes the statutory objectives and principles underpinning the assessment. Details of the proposal are provided in section 3. Section 4 reviews the need for the proposal and considers the proposal, site and design alternatives. Section 5 summarises the public and agency consultation process. Environmental issues are evaluated in section 6. The report conclusions are contained in section 7.

Appendix 1 contains environmental permit conditions for the proposal. Attachment 2 of the permit conditions contains the table of commitments from the DPEMP. The environmental permit conditions in Appendix 1 are a new set of operating conditions for the entire, intensified activity that will supersede the existing permit conditions.

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1 Approvals process

A Notice of Intent in relation to the proposal was received by the Board of the Environment Protection Authority (the Board) on 22 August 2014.

An application for a permit under the *Land Use Planning and Approvals Act 1993* (LUPA Act) in relation to the proposal was submitted to Northern Midlands Council on 7 April 2016.

The proposal is defined as a 'level 2 activity' under clause 2(g), Schedule 2 of the *Environmental Management and Pollution Control Act 1994* (EMPC Act), being a wood processing facility with a total production of more than 1,000 cubic metres per year. Section 25(1) of the EMPC Act required Council to refer the application to the Board of the Environment Protection Authority (the Board) for assessment under the Act. The application was received by the Board on 13 April 2016.

The assessment has been undertaken by the Director, Environment Protection Authority under delegation from the Board.

The Board required that information to support the proposal be provided in the form of a Development Proposal and Environmental Management Plan (DPEMP) prepared in accordance with guidelines issued by the Board and Northern Midlands Council on 3 October 2014.

Several drafts of the DPEMP were submitted to the EPA for comment prior to its finalisation and acceptance on behalf of the Board. The final DPEMP was submitted to Council with the permit application. The DPEMP was released for public inspection for a 28-day period commencing on 30 April 2016. Advertisements were placed in *The Examiner* and on the EPA website. The DPEMP was also referred at that time to relevant government agencies for comment. One public submission was received, in support of the proposal.

2 SD objectives and EIA principles

The proposal must be considered by the Board in the context of the objectives of the Resource Management and Planning System of Tasmania (RMPS), and in the context of the objectives of the Environmental Management and Pollution Control System (EMPCS) (both sets of objectives are specified in Schedule 1 the EMPC Act). The functions of the Board are to administer and enforce the provisions of the Act, and in particular to use its best endeavours to further the RMPS and EMPCS objectives.

The Board must undertake the assessment of the proposal in accordance with the Environmental Impact Assessment Principles defined in Section 74 of the EMPC Act.

3 The proposal

The main characteristics of the proposal are summarised in Table 1. A detailed description of the proposal is provided in Part B of the DPEMP.

Table 1: Summary of the proposal's main characteristics

Activity	
Installation and operation of a gas-fired boiler, kiln drying system, weighbridge and car park, and an increase in production of wood product from 15,000 m ³ to 20,000 m ³ per year. The activity will continue to produce up to 20,000 tonnes of green woodchip per year.	
Location and planning context	
Location	141 Perth Mill Road, Western Junction (Figure 1).
Land zoning	Rural Resource (<i>Northern Midlands Interim Planning Scheme, 2013</i>).
Land tenure	Private freehold.
Existing site	
Land Use	Proponent has operated the site as a sawmill since 2011. Prior to 2011 the sawmill was operated by Gunns Limited.
Topography	Gently sloping land above the South Esk River floodplain.
Geology	Jurassic dolerite
Soils	Shallow dolerite derived clay/loam.
Hydrology	The nearest water body is the South Esk River, located approximately 690 m to the south.
Fauna	The DPEMP states that there was no evidence of threatened fauna species using the site (e.g. dens/potential dens etc, survey conducted September, October and December 2014).
Flora	No threatened flora species have been recorded from the site.
Vegetation communities	A small area of regrowth <i>Eucalyptus ovata</i> forest and woodland, listed on Schedule 3A of the <i>Nature Conservation Act 2002</i> , was found on site.
Local region	
Climate	Rainfall in the wettest month (August) is approximately 90 mm (mean), with 30 mm (mean) in the driest month (February). Wind direction is predominantly from the north and north-west.
Surrounding land zoning, tenure and uses	The site is surrounded by private free hold agricultural land to the north, east and south, zoned Rural Resource, with the Devon Hills subdivision, zoned Low Density Residential, located immediately to the west. The nearest residences are located to the west, approximately 110 metres from the site boundary and 590 metres from the sawmill facility and proposed boiler and kilns.
Species of conservation significance	Two flora species listed under the <i>Threatened Species Protection Act 1995</i> , <i>Tricoryne elatior</i> and <i>Caesia calliantha</i> , and four fauna species, <i>Litoria raniformis</i> (Green and gold frog), <i>Tyto novaehollandiae castanops</i> (Masked owl), <i>Dasyurus maculatus maculatus</i> (Spotted-tailed quoll) and the <i>Sarcophilus harrisi</i> (Tasmanian devil), are recorded within approximately 3 km of the site.
Proposed infrastructure	
Major	Kilns (44 m ³ kiln and a 28 m ³ reconditioning chamber);

equipment	Gas fired boiler (0.5 MW); Boiler shed; LPG storage tank (7,500 litre); Weighbridge; and New car park. (See Figure 2 for the proposed site plan)
Other infrastructure	Existing amenities, sawmill, chipping, wood processing/handling and haulage and drainage infrastructure.
Inputs	
Water	TasWater supply for sawmill facility and boiler/kilns.
Energy	Site is connected to mains power. LPG gas is required for the boiler.
Other raw materials	General fill, concrete for construction of slabs.
Wastes and emissions	
Liquid	Stormwater runoff from the site and water from the boiler bleed stream and kiln/reconditioning chamber condensation.
Atmospheric	Dust and wood fibre from internal and external traffic and materials handling, and NO _x , CO, SO ₂ and particulate matter from the boiler. The kilns will result in emissions of volatile organic compounds (VOCs).
Solid	General refuse including food scraps, paper and packaging. Scrap metal.
Controlled wastes	Waste engine oil.
Noise	From milling and planing of timber, chipping, chainsaw use, material handling, and motor drives, fans and venting from the boiler/kilns.
Construction & commissioning	
Proposal timetable	Construction period will be approximately 8 to 10 weeks. The kilns and boiler will be commissioned during normal operating hours (see below).
Operating hours (ongoing)	Business hours for the sawmill are as follows: <ul style="list-style-type: none"> • 0700 to 1900 hours, Monday to Friday • 0800 to 1600 hours Saturday, closed on Sunday and public holidays (gazetted Statewide). • The operation of the kiln/boiler system will be 24 hours per day.

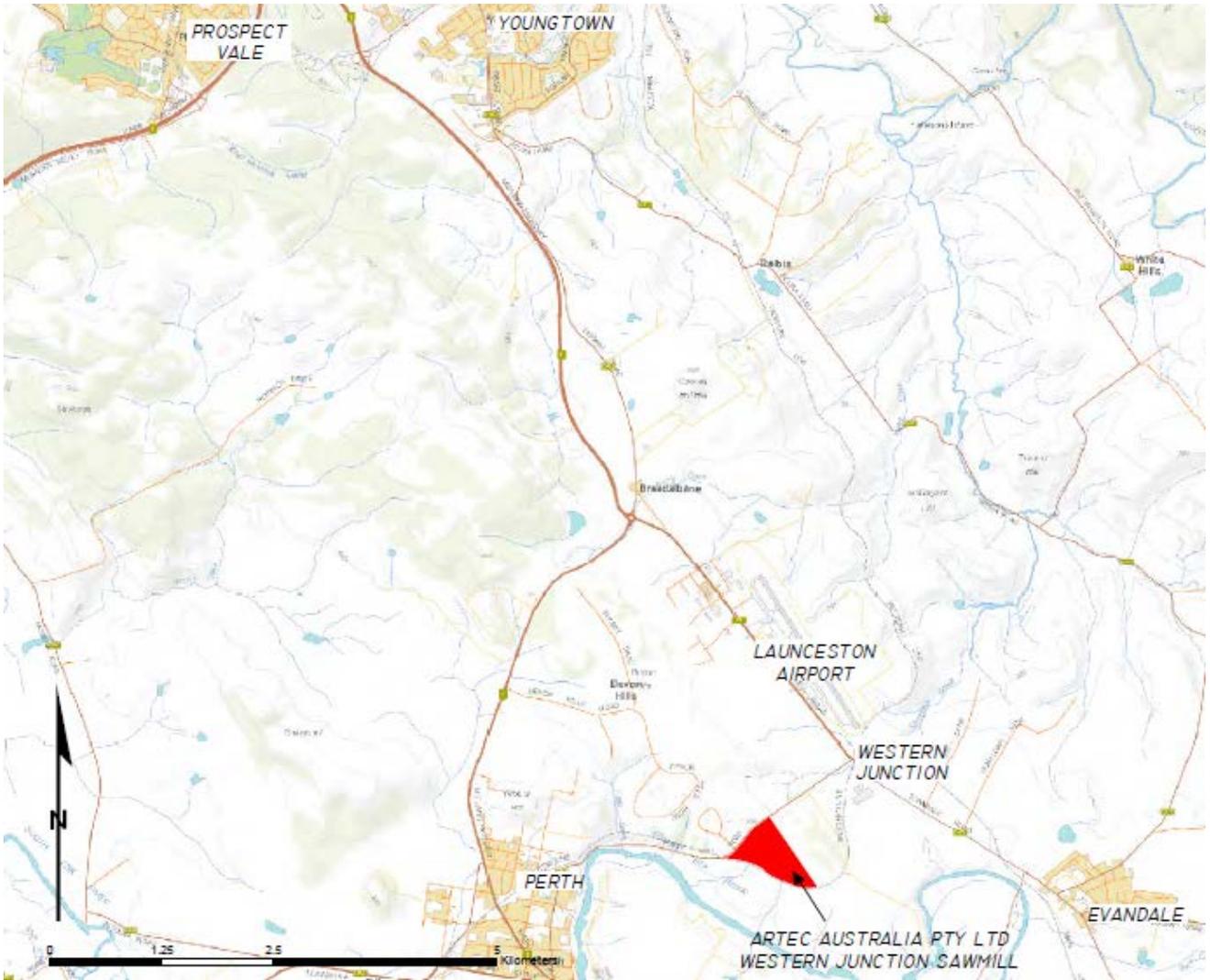


Figure 1: Proposed location (altered from Figure A-1 of the DPEMP)



Figure 2: Site plan (altered from Figure B-2 of the DPEMP)

4 Need for proposal and alternatives

According to the DPEMP, the proposal will add value to the product and enhance local (i.e. staff) and regional (i.e. contractors) employment opportunities.

The sawmill currently employs 12 staff. This will increase to 15 with the proposed expansion and kiln installation, consisting of full time and casual positions.

No proposal alternatives, technical or otherwise, were described in the DPEMP.

5 Public and agency consultation

One representation was received expressing general support for the proposal. The representor requested however that Council erect signage on Perth Mill Road to indicate the existence of their property entrance. This issue is not within the ambit of the Board's assessment, and is not considered further.

The DPEMP was referred to a number of government agencies/bodies with an interest in the proposal. Responses were received from the following (particulars of response are detailed as relevant in the following section):

- Policy Conservation and Advice Branch (PCAB).
- Department of Human and Health Services (provided comment on a draft version of the DPEMP).

The following Divisions/areas of the Department of Primary Industries, Parks, Water and Environment also provided advice on the DPEMP:

- Air Specialist, EPA Division;
- Noise Specialist, EPA Division;
- Water Specialist, EPA Division; and
- Regulatory Officer, EPA Division.

6 Evaluation of environmental issues

The environmental issues considered relevant to the proposal have been evaluated by the EPA Division. Details of this evaluation, along with the permit conditions required by the Board, are discussed below.

Issue 1 : Air emissions
Description of potential impacts
<p>During construction dust emissions may result from earthmoving activities and from the use of on-site haulage roads.</p> <p>During operation, dust emissions may result from vehicle movements onsite and to and from the site, although the DPEMP contends there is minimal occurrence of dust at the facility, and when it does occur it is usually only associated with warm dry periods (e.g. summer).</p> <p>The DPEMP further contends that sawdust and wood fibre are well managed, with emissions of these materials kept low.</p> <p>It is reported that the proposed boiler will result in gaseous pollutants such as oxides of nitrogen (NO_x), carbon monoxide (CO), and organic compounds, as well small amounts of sulphur dioxide (SO₂) and particulate matter (PM).</p> <p>The kiln emissions will be limited to air vapour (steam) and volatile organic compounds (VOCs) from the hardwood. Only hardwood will be kiln dried.</p>
Management measures proposed in DPEMP
<p>Commitment 5: Measures that will continue to be used to suppress dust include the following practices:</p> <ul style="list-style-type: none"> • Vehicles used for transportation of sawlogs will be maintained to ensure emissions are controlled; • Vehicles will be fitted with standard engines and exhaust systems, and regularly maintained; • On-site access roads will be appropriately maintained to minimise dust generation (e.g. Watering of internal roads as required during dry and windy conditions); • Minimising the geographic extent of areas of exposed soil; • Visual monitoring of dust generation will be conducted by staff and employees. If it is determined, through visual monitoring or public complaints, that dust from access roads is an issue, access roads will be swept or dampened by a water truck; • Traffic on site will be restricted to a speed limit of 20 km/hour (already in place due to safety procedures in force at the facility); • The log yard will be maintained such that fugitive dust emissions are kept to a minimum and care will be taken to ensure the area is kept free of any unnecessary wood waste that may generate dust; and • Dust suppression in the log yard will be assisted by the use of water irrigation spray. <p>Commitment 6: Sawdust management measures, which will continue to be applied at the facility are:</p> <ul style="list-style-type: none"> • An effective cover or other means to prevent spillage is placed over all loads of wood chips/wood waste/sawdust and other wood fines being removed from the site; and • The sawdust collection and storage system will be maintained so that fugitive sawdust emissions remain effectively controlled. <p>Commitment 13: An on-site complaints response procedure (Complaints Register) already exists for the activity and this will continue to be used for the expanded activity. All complaints of relevance to the management of the sawmill operation are recorded in the established Complaints Register.</p>

<p>Public and agency comment</p>
<p>Department of Health and Human Services provided the following comment on a draft version of the DPEMP:</p> <ul style="list-style-type: none"> The quantities of VOCs released are limited by the load capacity of the kiln (44 m³), and it is anticipated that the levels of VOCs emitted during the kiln drying process are unlikely to cause an environmental nuisance or health impact. Furthermore, the VOCs emitted will breakdown in the atmosphere and biodegrade.
<p>Evaluation</p>
<p>Measures to minimise dust generation from on-site roads during construction and operation (commitment 5), such as watering during dry and windy conditions, are considered important and are therefore required by condition A1.</p> <p>According to the DPEMP, during the limited construction period (8 to 10 weeks), dust management during earth works will be in accordance with current measures, and include the use of a water cart for suppression.</p> <p>Given the distance to the nearest residences, approximately 590m west of the kiln and sawmill facility and 350m from the weighbridge, and the prevailing wind direction from the north and northwest, further restrictions to control dust generated from earth works and internal road use are not considered necessary.</p> <p>The management of loads to prevent spillage during transport, such as the covering of wood chips/wood waste/sawdust loads when removed from the site (commitment 6), is considered important to prevent nuisance to other road users, and is required by condition A2.</p> <p>The proponent has committed (commitment 6) to maintain the current sawdust collection and storage system which, according to the DPEMP, effectively controls fugitive emissions. Condition A3 will ensure emissions are controlled to an acceptable level.</p> <p>Should a complaint in relation to dust nuisance be received, condition G6 requires the proponent to maintain a complaints register (commitment 13), to be made available for inspection upon request. This provides an avenue to manage and or resolve any air emission issues.</p> <p>According to the DPEMP, no burning of wood residues will be undertaken. This is imposed by condition A4 to protect nearby residences from a smoke nuisance.</p> <p>The EPA Air Specialist indicated that the modest size of the LPG boiler, at 0.5 MW, is such that the emissions of pollutants are highly unlikely to cause environmental harm. The DPEMP nevertheless highlighted the use of a modern computer control system to minimise the risk of upset boiler operating conditions that may influence pollutant emission levels, an arrangement which is supported.</p> <p>Given the limited capacity of the kiln, it is agreed levels of VOCs which may be emitted during the drying process are unlikely to result in environmental harm. This conclusion is also supported by the Department of Health and Human Services, which also noted that human health is unlikely to be affected.</p>
<p>Conclusion</p>
<p>The proponent is required to comply with the following conditions:</p> <ul style="list-style-type: none"> G6 Complaints register A1 Dust emissions from traffic areas A2 Covering of vehicles A3 Control of fugitive emissions – Sawdust A4 Restrictions for burning on-site <p>In addition, as detailed in information clause IO3 the proponent has a general environmental duty to comply with commitment numbers 5, 6 and 13.</p>

Issue 2: Noise emissions
Description of potential impacts
<p>The nearest sensitive noise receptors are located on the northern side of Perth Mill Road, approximately 590m from the sawmill facility and proposed kiln and 350m from the weighbridge.</p> <p>Construction activities will result in a short-term increase in noise from the use of earth moving equipment and construction power tools.</p> <p>Operational noise sources from the current operation include;</p> <ul style="list-style-type: none"> • Truck movements to and from the site; • The milling of timber, including the use of a chainsaw, saws within the mill, planing machines; • Movement and sorting of timber and logs; • Use of heavy equipment such as log loaders, forklifts and trucks on site; and • Wood chipping operations. <p>Additional noise sources from the expanded activity include venting and fans associated with the kiln, boiler and reconditioning chamber.</p> <p>According to the DPEMP, the noise level near the nearest residence, based on measurements of a comparable kiln system at Ling Siding at Scottsdale (approximately 40 m³ in volume), is predicted to be 33.5 dB(A) (Appendix E of the DPEMP).</p> <p>There will be additional truck movements to and from the site (see Issue 11).</p>
Management measures proposed in DPEMP
<p>Construction hours will be limited to 07:00 to 20:00 hrs Monday to Saturday and 09:00 to 18:00 hrs Sunday.</p> <p>Construction activities (including where possible traffic movements to and from the site and loud construction activities such as loading/unloading large machinery) will occur during the day time (i.e. 09:00 to 17:00 hrs Monday to Friday).</p> <p>Commitment 1: Business hours for the sawmill facility will be 06:00 to 19:00 hrs Monday to Friday, 08:00 to 16:00 hrs on Saturday and closed on Sunday and public holidays (gazetted Statewide).</p> <p>Note, the commitment in the DPEMP states a start time of 06:00 hrs Monday to Friday. The proponent indicated this is an error, and that stated in the DPEMP text, being a 07:00 hrs start, is correct.</p> <p>Commitment 2: The following activities will only occur between 07:00 and 18:00 hrs Monday to Friday and 08:00 and 13:00 hrs on Saturday unless otherwise approved by the Director EPA:</p> <ul style="list-style-type: none"> • chipping, milling and the machining of timber; and • unloading/loading of wood and wood products. <p>Commitment 3: Chainsaw operation will only occur between 07:00 and 18:00 hrs Monday to Friday and 0800 and 1300 hrs on Saturday, unless otherwise approved by the Director of the EPA.</p> <p>Commitment 4: Kiln and boiler operation is proposed to be 24 hrs per day, but not on Sunday and public holidays (gazetted Statewide).</p> <p>The DPEMP indicated the following management measures are already implemented by the existing activity, and include:</p> <ul style="list-style-type: none"> • The wood chipper is acoustically enclosed and located in a section of the facility that is furthest away from residential properties; • Solid barriers, such as buildings and racked timber, provide an 'in line' reduction of noise level towards the nearest residential properties; • Conveyors/chutes are used to transport sawdust and wood chips within the premises. The discharge chute from the wood chippers is positioned to direct noise away from sensitive areas

(note, this is presumed to be residential properties).

Public and agency comment

No comment was received.

Evaluation

According to the DPEMP, the duration of unloading events is short, comprising the unloading of trucks and the retrieval of logs from the log yard to sawmill, with only one chainsaw used intermittently to prepare logs.

Operating hours remain unchanged from the existing sawmill and chipping activity (commitments 2 and 3) and are considered appropriate, and required by conditions **N1** and **N2**.

Condition **N3** is required to ensure logs are not dropped from an excessive height causing elevated noise levels.

According to the DPEMP, whilst the kilns will operate 24 hours per day, the facility will be managed so kilns are not left to run overnight into a Sunday or public holiday (gazetted Statewide) (commitment 4). This is supported, and is in accordance with commitment 1.

The EPA Noise Specialist reviewed Appendix E (Noise survey and assessment report) and considers the approach to the prediction of noise level near the nearest residence, estimated to be 33.5 dB(A), to be acceptable.

While the proponent considers that no additional noise mitigation measures are necessary, they acknowledge that if noise does become an issue in the future, additional measures will be considered and implemented. The DPEMP lists several measures which are likely to be appropriate, such as the installation of silencers/mufflers on vents/fans and installation of equipment within suitably insulated structures.

To ensure the operation of the kiln and boiler system does not result in noise nuisance, condition **N4** imposes a night time limit of 35 dB(A). Condition **N4** also imposes a daytime and evening limit appropriate for this industry, ensuring the local community is protected from excessive noise in the future. The noise survey presented in Appendix E of the DPEMP indicates the operation should be able to comply with such limits. If it is determined however that noise maybe an issue, condition **N5** requires a noise survey to be undertaken and a report produced detailing appropriate measures, as required, to ensure compliance.

The proponent indicated noise complaints would be recorded and investigated (condition **G6**).

Conclusion

The proponent is required to comply with the following conditions:

N1 Operating hours

N2 Chainsaw operation

N3 Log drops

N4 Noise limits

N5 Noise survey

In addition, as detailed in information clause **IO3** the proponent has a general environmental duty to comply with commitment numbers **2**, **3**, and **4**. Note, commitment 1 has been removed from the commitments table as detailed in **IO3** due to an error, as discussed above.

Issue 3: Threatened species and communities

Description of potential impacts

According to the DPEMP, no threatened flora species, or evidence of threatened fauna were observed during an on-site ecological survey, undertaken between September and December 2014.

<p>The DPEMP concludes there is unlikely to be any impact to threatened species listed under the relevant Schedules of the <i>Environment Protection Biodiversity Conservation Act 1999</i> or <i>Threatened Species Protection Act 1995</i>.</p> <p>There will be a loss of 0.38 hectares of <i>Eucalyptus ovata</i> forest and woodland for fire protection purposes, to maintain a fire buffer/fuel managed zone (see Figure E-4 of the DPEMP).</p> <p>According to the DPEMP, the threatened <i>Eucalyptus ovata</i> forest is characterised as a very small area of regrowth with a weed infested understorey of blackberry and gorse, and is in very poor condition. The DPEMP concludes the clearance of 0.38 hectares will be of little consequence.</p>
<p>Management measures proposed in DPEMP</p>
<p>No management measures were proposed.</p>
<p>Public and agency comment</p>
<p>Policy Conservation and Advice Branch (PCAB) provided the following comment on threatened species and communities:</p> <ul style="list-style-type: none"> • The loss of 0.38 ha of regrowth and degraded <i>Eucalyptus ovata</i> forest will be of little consequence. PCAB has no concerns in regard to its loss. • According to the Natural Values Atlas, swift parrots have been recorded within 5 km of the proposal. Given that the <i>E. ovata</i> onsite is a very small area of regrowth, removal of 0.38 ha will likely have little to no impact on swift parrots.
<p>Evaluation</p>
<p>The proposal is highly unlikely to disturb to any threatened flora or fauna species.</p> <p>It is agreed that the loss of a small amount of degraded <i>E. ovata</i> forest is of no environmental concern.</p>
<p>Conclusion</p>
<p>No further conditions are deemed necessary.</p>

<p>Issue 4: Liquid effluent and stormwater</p>
<p>Description of potential impacts</p>
<p>Stormwater from the site, including buildings, cooling water from the sawmill compressor and water used to 'wet' waste prior to chipping and irrigation of the log yards, drains to two existing rectangular settling ponds (Figure 2). These ponds drain to a smaller settling pond, from which water is returned back to the facility for re-use.</p> <p>According to the DPEMP, the smaller settling pond overflows during periods of sustained or heavy rainfall into a drainage system that runs parallel to the existing railway line and then into an agricultural drainage line, approximately 690 metres from the South Esk River (see Figure C-6 of the DPEMP).</p> <p>The total capacity of the settling pond system is approximately 2,500 m³. Table 4 of the DPEMP shows that based on a 1 in 10 year rainfall event, the stormwater ponds have capacity to store run off over an intensity period of 1 to 72 hours.</p> <p>Note, stormwater from unpaved racking area west of the main facility (Figure 2) is not directed to the pond system. According to the DPEMP, runoff from this area dissipates to the ground, or in the case of heavy or prolonged rainfall, is directed to a drainage flat in the south-west corner of the site where it discharges to a railway culvert and then to a second agricultural drainage line and the South Esk river approximately 780 m distant (see Figure C-6 of the DPEMP).</p> <p>The proposed kiln/boiler system will give rise to the following waste water streams:</p> <ul style="list-style-type: none"> • Boiler bleed stream (approximately 1,000 m³/year); • Wastewater from boiler blowdown (approximately 1,000 m³/year); and • Condensation from the reconditioning chamber, approximately 100 litres for each cycle. According to the DPEMP, on average 5 cycles will occur per week, up to a maximum of 10 (2 per day). This

equates to a maximum of 52 m³/year of waste water.

All process wastewater will be directed to the existing rectangular settling ponds. According to the DPEMP, the proposal will not alter the nature of the wastewater already directed to the pond system (e.g. key pollutants being oil/grease and wood fines).

Water monitoring for the activity is currently undertaken from the smaller settling pond, where the water is recycled back to the facility (Figure 2).

Management measures proposed in DPEMP

Commitment 12: Water samples will be collected every 6 months from the sampling location shown in Figure F-1, and tested for pH, NFR, BOD and oil/grease. The sampling location is the discharge point from the small and final settling pond.

Commitment 14: Reports (e.g. annual reports) have been and will continue to be developed and provided to the relevant regulatory authority as required by the permits under which the sawmill facility operates.

The following management measures was stated in the DPEMP:

- Ongoing maintenance of the sediment ponds.

Public and agency comment

No comment was received.

Evaluation

Water quality test results from 2013 to 2015 are provided in Table 7 of the DPEMP. Based on these results, no water quality limits have been breached (EPN 8724/1), suggesting the on-site water management system is designed fit for purpose and is managed appropriately.

The DPEMP considers there is capacity within the water management system to be able to collect, treat and discharge the expected wastewater from the kiln/boiler installation, anticipated to be a maximum of 2,050 m³ per annum.

According to the DPEMP, the total capacity of the settling pond system is approximately 2,460 m³. Given the maximum daily wastewater from the kiln/boiler system is expected to represent only 0.22 % of the total capacity of the system, it is agreed it should be able to adequately accept and treat the additional wastewater stream.

Site intensification to 20,000 m³ of wood product per annum may result in an increase in load to the settlement ponds, although this expected to be minor as no additional land clearance will take place and appropriate wood waste management systems are already in place.

To ensure protection of the receiving environment nevertheless, South Esk River, condition **E1** imposes emission limits for biochemical oxygen demand, total suspended solids and oil and grease. The limits are the same as for the current activity.

Condition **E2** is also imposed to ensure capacity of the settling ponds is retained.

The existing water quality sampling regime (commitment 12, monitoring of the final settling pond, Figure 2) is required to be maintained (condition **M1** and **M2**). Reporting of water quality results is required in the Annual Environmental Review (Commitment 14, condition **G7**).

Drainage from the unpaved racking area west of the main facility during heavy or prolonged rainfall is unlikely to result in environmental harm. This is due to the small area involved (less than 1 Ha as measured on Google Earth), potential for dissipation to ground and the nature of the immediate receiving environment, being a low gradient agricultural drainage line. Condition **E1** nevertheless still applies, requiring appropriate management of stormwater, as necessary, to prevent environmental harm.

Conclusion

The proponent is required to comply with the following conditions:

G7 Annual Environmental Review

E1 Effluent emissions
E2 Maintenance of settling ponds
M1 Dealing with samples obtained from monitoring
M2 Water monitoring
In addition, as detailed in information clause IO3 the proponent has a general environmental duty to comply with commitment numbers 12 and 14 .

Issue 5: Solid waste management
Description of potential impacts
Sawmill waste in the form of edgings and dockings are chipped on site, and sent to the Artec Bell Bay facility to incorporate into export product or sold as waste.
Sawdust produced at the mill is stored in an above ground hopper and then loaded into trucks for re-use as a fuel (e.g. Longford brick facility and Longford meatworks) or animal husbandry product (e.g. bedding at the Powranna feedlot facility).
Where not reusable, scrap metal from around the plant is sold to scrap metal merchants. Solid waste comprising consumables (food scraps, wrappings etc) is stored in skip bins. Disposal to landfill occurs on an as needs basis using an approved contractor.
It is stated that no debarking occurs on site.
Management measures proposed in DPEMP
No management measures were proposed.
Public and agency comment
No comment was received.
Evaluation
The existing measures to manage solid waste at the site are considered appropriate.
Conclusion
No conditions are imposed in relation to general waste.
In accordance with best practice environmental management principles waste should be managed consistent with the waste management hierarchy, as detailed in information clause O11 .

Issue 6: Weed and disease management
Description of potential impacts
Three declared weed species (<i>Weed Management Act 1999</i>) were recorded on-site during the ecological survey (see Issue 3); blackberry (<i>Rubus fruticosus</i> agg), gorse (<i>Ulex europaeus</i>) and montpelier broom (<i>Genista monspessulana</i>).
Management measures proposed in DPEMP
Commitment 8: The weed spraying program will continue to be applied at the facility. A Weed Management Plan will be prepared and updated each year as new information about the occurrence of weeds becomes available.
The following was noted in the DPEMP:
<ul style="list-style-type: none"> The <i>Guideline for Safe and Effective Herbicide Use near Water</i>, DPIPW (no date), will be applied for weed spraying activities where relevant.

Public and agency comment
No comment was received.
Evaluation
<p>Given the occurrence of declared weeds on-site and the proposed expansion of the activity, the development of a weed management plan (commitment 8) is considered necessary and required by condition OP1.</p> <p>The plan must be developed in accordance with the <i>Weed and Disease Planning and Hygiene Guidelines; Preventing the spread of weeds and diseases in Tasmania</i>, DPIPW, March 2015, to ensure consistency with current best practice.</p> <p>According to the DPEMP, the plan will be reviewed each year and updated as new information about the occurrence of weeds becomes available. Condition OP1 will ensure any update to the plan is approved by the EPA director, and implemented.</p> <p>Adherence to the <i>Guideline for Safe and Effective Herbicide Use near Water</i>, DPIPW (no date), for weed spraying activities, as relevant, is supported.</p>
Conclusion
<p>The proponent is required to comply with the following condition:</p> <p>OP1 Weed management plan</p> <p>In addition, as detailed in information clause IO3 the proponent has a general environmental duty to comply with commitment number 8.</p>

Issue 7: Dangerous goods and environmentally hazardous materials
Description of potential impacts
<p>An above ground diesel tank holding approximately 4,000 litres of diesel is used to re-fuel machinery. According to DPEMP, the tank is bunded in accordance with Australian Standard AS 1940 (2004), <i>The Storage and Handling of Flammable and Combustible Liquids</i>.</p> <p>It is reported that approximately 500 litres of oil and grease is used at the sawmill [assumed to be per annum]. Oils and grease are stored on-site in a hazardous materials storage shed which is self bunded. Hydraulic oils are re-used in the mill as chain lubricants and engine oils, and are removed from the site by contractor once the equipment is serviced.</p> <p>A 7,500 litre liquid petroleum gas (LPG) tank will be installed on-site (see Figure B-3B of the DPEMP) to supply the gas-fired boiler.</p>
Management measures proposed in DPEMP
Commitment 7: Two hydrocarbon spill kits are stored at the sawmill facility at all times and staff trained in how to use them in the event of a spillage. Wastes will be disposed of at an authorised waste depot approved to receive hydrocarbon contaminated waste.
Public and agency comment
No comment was received.
Evaluation
<p>Standard conditions are imposed requiring the presence of spill kits (commitment 7), and bunding and containment systems for the storage and handling of environmentally hazardous materials (conditions H1, H2 and H3).</p> <p>Condition WM1 will ensure the removal of controlled waste, such as used engine oils, is undertaken by authorised persons.</p>
Conclusion

<p>The proponent is required to comply with the following conditions:</p> <p>H1 Storage and handling of hazardous materials</p> <p>H2 Hazardous materials (<250 litres)</p> <p>H3 Spill kits</p> <p>WM1 Controlled waste transport</p> <p>In addition, as detailed in information clause IO3 the proponent has a general environmental duty to comply with commitment number 7.</p>

Issue 8: Heritage (European and Aboriginal)
Description of potential impacts
The development will not impact on any European or Aboriginal heritage.
Management measures proposed in DPEMP
Commitment 10: If a relic of Aboriginal or likely Aboriginal origin is suspected and/or identified during works then works must cease immediately and the Tasmanian Aboriginal Land and Sea Council, and the Aboriginal Heritage Tasmania, be contacted for advice before work can continue.
Commitment 11: In the event that damage to an Aboriginal heritage site is unavoidable a permit under section 14 of the <i>Aboriginal Relics Act 1975</i> will be sought by the sawmill facility operator.
Public and agency comment
Aboriginal Heritage Tasmania (AHT) advised there are no Aboriginal heritage sites recorded within the proposed expansion areas, and had no objection to the project proceeding.
Evaluation
The proponent's commitments are consistent with requirements under the <i>Aboriginal Relics Act 1975</i> .
Conclusion
In addition, as detailed in information clause IO3 the proponent has a general environmental duty to comply with commitment numbers 10 and 11 .
Requirements under the <i>Aboriginal Relics Act 1975</i> are specified in information clause LO3 .

Issue 10: Decommissioning and rehabilitation
Description of potential impacts
The DPEMP acknowledges that a Decommissioning and Rehabilitation plan is required in the event of permanent closure, and that it should include a discussion of the following procedures: <ul style="list-style-type: none"> • Orderly and safe removal of machinery and other equipment; • Establishment of vegetative ground cover to minimise dust and soil erosion; and • Establishment a monitoring regime to assess the success or otherwise of the plan.
Management measures proposed in DPEMP
Commitment 17: In the event of permanent closure of the sawmill facility a detailed Decommissioning and Rehabilitation plan will be developed and submitted to the EPA for approval.
Public and agency comment
No comment was received.
Evaluation
The development of a Decommissioning and Rehabilitation plan (commitment 17) is required to ensure adequate decommissioning and rehabilitation procedures are put in place should permanent cessation of the activity occur (condition DC2). Condition DC3 is required to ensure the procedures are appropriately implemented. Condition DC1 requires notification of permanent cessation of the activity.

Condition DC4 requires care and maintenance arrangements be put in place should temporary suspension of the activity occur.
Conclusion
The proponent will be required to comply with the following conditions: DC1 Notification of cessation DC2 DRP requirements DC3 Rehabilitation following cessation DC4 Suspension of activity
In addition, as detailed in information clause IO3 the proponent has a general environmental duty to comply with commitment number 17 .

Issue 11: Transport impacts
Description of potential impacts
Traffic generation associated with the existing and proposed development is shown in Table 5 of the DPEMP. The facility is located off Mill Road, which serves as the main feeder road to the north and south. According to the DPEMP, Mill Road carries approximately 86 trucks per day (Council data, 2008). The proposal will result in an additional 5 car movements (staff) and 4 truck movements per day (associated with the increase in delivery of raw product and sales of product). A Traffic Impact Assessment was undertaken (Appendix F of the DPEMP), which concluded the surrounding road network is capable of absorbing the estimated increase in traffic without any loss of transport efficiency or road safety.
Management measures proposed in DPEMP
No comment was received.
Public and agency comment
A representor requested Council erect signage on Perth Mill Road to indicate the existence of their property entrance. The representor was nevertheless in support of the proposal.
Evaluation
The addition of 5 trucks during the proposed operating times (imposed by condition N1) is unlikely to create noise nuisance. The nearest residence to the junction of Mill Road and the facility access road is approximately 180 metres west. As Mill Road is sealed, dust nuisance associated with transport is unlikely. A condition is imposed with regards to vehicle load covering, as previously discussed (Issue 1).
Conclusion
No additional conditions are imposed in relation to transport.

7 Report conclusions

This assessment has been based upon the information provided by the proponent in the permit application, DPEMP, and in correspondence and discussion between the EPA Division and the proponent and the proponent's representatives.

This assessment has incorporated specialist advice provided by EPA Division scientific specialists and regulatory staff, other Divisions of DPIPWE and other government agencies.

This assessment has taken into account issues raised in public submissions.

It is concluded that:

1. the RMPS and EMPCS objectives have been duly and properly pursued in the assessment of the proposal; and
2. the assessment of the proposal has been undertaken in accordance with the Environmental Impact Assessment Principles.

It is concluded that the proposal is capable of being managed in an environmentally acceptable manner such that it is unlikely that the RMPS and EMPCS objectives would be compromised, provided that the Permit Conditions - Environmental No. 9120 appended to this report are imposed and duly complied with, including commitments made by the proponent in the DPEMP.

The environmental conditions appended to this report are a new set of operating conditions for the entire, intensified activity that will supersede the existing permit conditions.

Report approval

Environmental Assessment Report and conclusions, including permit conditions, adopted:



Wes Ford

DIRECTOR, ENVIRONMENT PROTECTION AUTHORITY

Acting under delegation from the Board of the Environment Protection Authority

Date: 5 August 2016

8 References

Van Diemen Consulting (2016); Western Junction Sawmill Expansion, ARTEC Australia Pty Ltd, *Development Proposal and Environmental Management Plan*, New Town, Tasmania.

9 Appendices

Appendix 1 Permit conditions, includes Attachment 2 - DPEMP commitments

Appendix 1 Permit Conditions - Environmental

PERMIT PART B
PERMIT CONDITIONS - ENVIRONMENTAL No. 9120

Issued under the *Environmental Management and Pollution Control Act 1994*

Activity: **The operation of a sawmill and drying kiln (ACTIVITY TYPE: Wood Processing Works)**
WESTERN JUNCTION SAWMILL, 141 PERTH MILL RD
WESTERN JUNCTION TAS 7212

The above activity has been assessed as a level 2 activity under the *Environmental Management and Pollution Control Act 1994* under delegation from the Board of the Environment Protection Authority.

Acting under Section 25(5)(a)(i) of the EMPCA, the Board of the Environment Protection Authority has required that this Permit Part B be included in any Permit granted under the *Land Use Planning and Approvals Act 1993* with respect to the above activity.

Municipality: **NORTHERN MIDLANDS**
Permit Application Reference: **P16-078**
EPA file reference: **244046**

Date conditions approved: 5 August 2016

Signed:



DIRECTOR, ENVIRONMENT PROTECTION AUTHORITY

DEFINITIONS

Unless the contrary appears, words and expressions used in this Permit Part B have the meaning given to them in **Schedule 1** of this Permit and in the EMPCA. If there is any inconsistency between a definition in the EMPCA and a definition in this Permit Part B, the EMPCA prevails to the extent of the inconsistency.

ENVIRONMENTAL CONDITIONS

The person responsible for the activity must comply with the conditions contained in **Schedule 2** of this Permit Part B.

INFORMATION

Attention is drawn to **Schedule 3**, which contains important additional information.

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Attachments

Attachment 1: The Land (modified: 28/07/2016 15:24)..... 1 page
Attachment 2: Monitoring location (modified: 28/07/2016 15:24)..... 1 page
Attachment 3: Table of commitments (modified: 28/07/2016 15:26)..... 2 pages

Schedule 1: Definitions

In this Permit Part B:-

Aboriginal Relic has the meaning described in section 2(3) of the *Aboriginal Relics Act 1975*.

Activity means any environmentally relevant activity (as defined in Section 3 of EMPCA) to which this document relates, and includes more than one such activity.

Authorized Officer means an authorized officer under section 20 of EMPCA.

Control Location (Noise) means a location chosen to represent the general ambient sound without contribution from noise sources at the activity.

Controlled Waste has the meaning described in Section 3(1) of EMPCA.

Director means the Director, Environment Protection Authority holding office under Section 18 of EMPCA and includes a person authorised in writing by the Director to exercise a power or function on the Director's behalf.

DRP means Decommissioning and Rehabilitation Plan.

EMPCA means the *Environmental Management and Pollution Control Act 1994*.

Environmental Harm and **Material Environmental Harm** and **Serious Environmental Harm** each have the meanings ascribed to them in Section 5 of EMPCA.

Environmental Nuisance and **Pollutant** each have the meanings ascribed to them in Section 3 of EMPCA.

Environmentally Hazardous Material means any substance or mixture of substances of a nature or held in quantities which present a reasonably foreseeable risk of causing serious or material environmental harm if released to the environment and includes fuels, oils, waste and chemicals but excludes sewage.

Noise Sensitive Premises means residences and residential zones (whether occupied or not), schools, hospitals, caravan parks and similar land uses involving the presence of individual people for extended periods, except in the course of their employment or for recreation.

Person Responsible is any person who is or was responsible for the environmentally relevant activity to which this document relates and includes the officers, employees, contractors, joint venture partners and agents of that person, and includes a body corporate.

Reporting Period means the 12 months ending on 30 June of each year.

Stormwater means water traversing the surface of the land as a result of rainfall.

Tasmanian Noise Measurement Procedures Manual means the document titled *Noise Measurement Procedures Manual*, by the Department of Environment, Parks, Heritage and the Arts, dated July 2008, and any amendment to or substitution of this document.

The Land means the land on which the activity to which this document relates may be carried out, and includes: buildings and other structures permanently fixed to the land, any part of the land covered with water, and any water covering the land. The Land falls within the area defined by:

- 1 Title Reference 134004/1; and
- 2 as further delineated at Attachment 1: The Land

Wastewater means spent or used water (whether from industrial or domestic sources) containing a pollutant, and includes stormwater.

Weed And Disease Guidelines means the document titled *Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania*, by the Department of Primary Industries, Parks, Water and Environment, dated March 2015, and any amendment to or substitution of this document.

Wood Waste means any planings, shavings, sawdust, woodfibre and dockings, but does not include treated timber or timber contaminated with other wastes.

Schedule 2: Conditions

Maximum Quantities

Q1 Regulatory limits

- 1 The activity must not exceed the following limits (annual fees are derived from these figures):
 - 1.1 20,000 cubic metres per year of product.
 - 1.2 20,000 tonnes per year of green wood chips.

General

G1 Access to and awareness of conditions and associated documents

A copy of these conditions and any associated documents referred to in these conditions must be held in a location that is known to and accessible to the person responsible for the activity. The person responsible for the activity must ensure that all persons who are responsible for undertaking work on The Land, including contractors and sub-contractors, are familiar with these conditions to the extent relevant to their work.

G2 Incident response

If an incident causing or threatening environmental nuisance, serious environmental harm or material environmental harm from pollution occurs in the course of the activity, then the person responsible for the activity must immediately take all reasonable and practicable action to minimise any adverse environmental effects from the incident.

G3 No changes without approval

- 1 The following changes, if they may cause or increase the emission of a pollutant which may cause material or serious environmental harm or environmental nuisance, must only take place in relation to the activity if such changes have been approved in writing by the EPA Board following its assessment of an application for a permit under the *Land Use Planning and Approvals Act 1993*, or approved in writing by the Director:
 - 1.1 a change to a process used in the course of carrying out the activity; or
 - 1.2 the construction, installation, alteration or removal of any structure or equipment used in the course of carrying out the activity; or
 - 1.3 a change in the quantity or characteristics of materials used in the course of carrying out the activity.

G4 Change of responsibility

If the person responsible for the activity ceases or intends to cease to be responsible for the activity, he or she must notify the Director in writing of the full particulars of any person succeeding him or her as the person responsible for the activity.

G5 Change of ownership

If the owner of The Land upon which the activity is carried out changes or is to change, then, as soon as reasonably practicable but no later than 30 days after becoming aware of the change or intended change in the ownership of The Land, the person responsible must notify the Director in writing of the change or intended change of ownership.

G6 Complaints register

- 1** A public complaints register must be maintained and made available for inspection by an Authorized Officer upon request. The public complaints register must, as a minimum, record the following detail in relation to each complaint received in which it is alleged that environmental harm (including an environmental nuisance) has been caused by the activity:
 - 1.1** the time at which the complaint was received;
 - 1.2** contact details for the complainant (where provided);
 - 1.3** the subject-matter of the complaint;
 - 1.4** any investigations undertaken with regard to the complaint; and
 - 1.5** the manner in which the complaint was resolved, including any mitigation measures implemented.
- 2** Complaint records must be maintained for a period of at least 3 years.

G7 Annual Environmental Review

- 1** Unless otherwise specified in writing by the Director, a publicly available Annual Environmental Review for the activity must be submitted to the Director each year within three months of the end of the reporting period. Without limitation, each Annual Environmental Review must include the following information:
 - 1.1** a statement by the General Manager, Chief Executive Officer or equivalent for the activity acknowledging the contents of the Annual Environmental Review;
 - 1.2** subject to the *Personal Information Protection Act 2004*, a list of all complaints received from the public during the reporting period concerning actual or potential environmental harm or environmental nuisance caused by the activity and a description of any actions taken as a result of those complaints;
 - 1.3** details of environment-related procedural or process changes that have been implemented during the reporting period;
 - 1.4** a summary of the amounts (tonnes or litres) of both solid and liquid wastes produced and treatment methods implemented during the reporting period. Initiatives or programs planned to avoid, minimise, re-use, or recycle such wastes over the next reporting period should be detailed;
 - 1.5** details of all non-trivial environmental incidents and/or incidents of non compliance with permit or environment protection notice conditions that occurred during the reporting period, and any mitigative or preventative actions that have resulted from such incidents;
 - 1.6** a summary of the monitoring data and record keeping required by these conditions. This information should be presented in graphical form where possible, including comparison with the results of at least the preceding reporting period. Special causes and system changes that have impacted on the parameters monitored must be noted. Explanation of significant deviations between actual results and any predictions made in previous reports must be provided;
 - 1.7** identification of breaches of limits specified in these conditions and significant variations from predicted results contained in any relevant DPEMP or EMP, an explanation of why each identified breach of specified limits or variation from predictions occurred and details of the actions taken in response to each identified breach of limits or variance from predictions;
 - 1.8** a list of any issues, not discussed elsewhere in the report, that must be addressed to improve compliance with these conditions, and the actions that are proposed to address any such issues;

- 1.9** a summary of fulfilment of environmental commitments made for the reporting period. This summary must include indication of results of the actions implemented and explanation of any failures to achieve such commitments; and
- 1.10** a summary of any community consultation and communication undertaken during the reporting period.

Atmospheric

A1 Dust emissions from traffic areas

Dust emissions from areas of The Land used by vehicles must be limited or controlled by dampening or by other effective measures.

A2 Covering of vehicles

Vehicles carrying loads containing material which may blow or spill must be equipped with effective control measures to prevent the escape of the materials from the vehicles when they leave The Land or travel on public roads. Effective control measures may include tarpaulins or load dampening.

A3 Control of fugitive emissions - Sawdust

The sawdust collection and/or sawdust storage system must be designed and maintained so that fugitive dust emissions are controlled to the extent necessary to prevent environmental nuisance.

A4 Restrictions for burning on-site

Unless otherwise approved in writing by the Director, burning of sawdust, wood chips and other wood wastes must not be undertaken on The Land except in a boiler approved for this purpose.

Decommissioning And Rehabilitation

DC1 Notification of cessation

Within 30 days of becoming aware of any event or decision which is likely to give rise to the permanent cessation of the activity, the person responsible for the activity must notify the Director in writing of that event or decision. The notice must specify the date upon which the activity is expected to cease or has ceased.

DC2 DRP requirements

Unless otherwise approved in writing by the Director, a Decommissioning and Rehabilitation Plan (DRP) for the activity must be submitted for approval to the Director within 30 days of the Director being notified of the planned cessation of the activity or by a date specified in writing by the Director. The DRP must be prepared in accordance with any guidelines provided by the Director.

DC3 Rehabilitation following cessation

- 1** Following permanent cessation of the activity, and unless otherwise approved in writing by the Director, The Land must be rehabilitated including:
 - 1.1** stabilisation of any land surfaces that may be subject to erosion;
 - 1.2** removal or mitigation of all environmental hazards or land contamination, that might pose an on-going risk of causing environmental harm; and
 - 1.3** decommissioning of any equipment that has not been removed.
- 2** Where a Decommissioning and Rehabilitation Plan (DRP) has been approved by the Director, decommissioning and rehabilitation must be carried out in accordance with that plan, as may be amended from time to time with written approval of the Director.

DC4 Temporary suspension of activity

- 1 Within 30 days of becoming aware of any event or decision which is likely to give rise to the temporary suspension of the activity, the person responsible for the activity must notify the Director in writing of that event or decision. The notice must specify the date upon which the activity is expected to suspend or has suspended.
- 2 During temporary suspension of the activity:
 - 2.1 The Land must be managed and monitored by the person responsible for the activity to ensure that emissions from The Land do not cause serious environmental harm, material environmental harm or environmental nuisance; and
 - 2.2 If required by the Director a Care and Maintenance Plan for the activity must be submitted, by a date specified in writing by the Director, for approval. The person responsible must implement the approved Care and Maintenance Plan, as may be amended from time to time with written approval of the Director.
- 3 Unless otherwise approved in writing by the Director, if the activity on The Land has substantially ceased for 2 years or more, rehabilitation of The Land must be carried out in accordance with the requirements of these conditions as if the activity has permanently ceased.

Effluent Disposal**E1 Effluent emissions**

- 1 Polluted wastewater that will be discharged from The Land must be collected and treated prior to discharge to the extent necessary to prevent serious or material environmental harm, or environmental nuisance; and
- 2 All effluent emissions, including polluted wastewater, discharged from The Land must be visually free from grease, oil, solids and unnatural discoloration; and
- 3 The pH of effluent discharged from The Land must be between 6.5 and 8.5; and
- 4 The concentration in the effluent discharged from The Land of the parameters listed in Column 1, of the table below, must not exceed the limit in Column 3 when measured in the units in Column 2.

Column 1	Column 2	Column 3
Parameter	Units	Emission limit
Biochemical Oxygen Demand (BOD ₅)	mg/L	40
Total Suspended Solids (TSS)	mg/L	60
Oil & Grease	mg/L	10

E2 Maintenance of settling ponds

Sediment settling ponds must be periodically cleaned out to ensure that the pond design capacity is maintained. Sediment removed during this cleaning must be securely deposited such that sediment will not be transported off The Land by surface run-off.

Hazardous Substances**H1 Storage and handling of hazardous materials**

- 1 Unless otherwise approved in writing by the Director, all environmentally hazardous materials, including all chemicals, fuels, and oils, held on The Land in volumes exceeding 250 litres must be stored and handled in accordance with the following:

- 1.1** Any storage facility must be contained within a spill collection bund with a net capacity of whichever is the greater of the following:
 - 1.1.1** at least 110% of the combined volume of any interconnected vessels within that bund; or
 - 1.1.2** at least 110% of the volume of the largest storage vessel; or
 - 1.1.3** at least 25% of the total volume of all vessels stored in that spill collection bund; or
 - 1.1.4** the capacity of the largest tank plus the output of any firewater system over a twenty minute period.
- 1.2** All activities that involve a significant risk of spillages, including the loading and unloading of bulk materials, must take place in a bunded containment area or on a transport vehicle loading apron.
- 1.3** Bunded containment areas and transport vehicle loading aprons must:
 - 1.3.1** be made of materials that are impervious to any environmentally hazardous material stored within the bund;
 - 1.3.2** be graded or drained to a sump to allow recovery of liquids;
 - 1.3.3** be chemically resistant to the chemicals stored or transferred;
 - 1.3.4** be designed and managed such that any leakage or spillage is contained within the bunded area (including where such leakage emanates vertically higher than the bund wall);
 - 1.3.5** be designed and managed such that the transfer of materials is adequately controlled by valves, pumps and meters and other equipment wherever practical. The equipment must be adequately protected (for example, with bollards) and contained in an area designed to permit recovery of any released chemicals;
 - 1.3.6** be designed such that chemicals which may react dangerously if they come into contact have measures in place to prevent mixing; and
 - 1.3.7** be managed such that the capacity of the bund is maintained at all times (for example, by regular inspections and removal of obstructions).

H2 Hazardous materials (< 250 litres)

- 1** Unless otherwise approved in writing by the Director, each environmentally hazardous material, including chemicals, fuels and oils, held on The Land in discrete volumes not exceeding 250 litres, but not including discrete volumes of 25 litres or less, must be located within bunded containment areas or spill trays which are designed to contain at least 110% of the volume of the largest container.
- 2** Bunded containment areas and spill trays must be made of materials that are impervious to any environmentally hazardous materials stored within the bund or spill tray.

H3 Spill kits

Spill kits appropriate for the types and volumes of materials handled on The Land must be kept in appropriate locations to assist with the containment of spilt environmentally hazardous materials.

Monitoring

M1 Water monitoring

- 1 A representative grab sample from the 'small settling pond', as depicted by **Attachment 2**, must be collected at the frequency specified in Column 3, of the table below, and must be analysed for the parameters specified in Column 1 and reported in the units specified in Column 2.
- 2 Monitoring results must be reported to the Director within 60 days of sampling.

Column 1	Column 2	Column 3
Parameter	Unit	Frequency
Biochemical Oxygen Demand (BOD ₅)	mg/L	Six monthly
Total Suspended Solids (TSS)	mg/L	Six monthly
Oil & Grease	mg/L	Six monthly
pH	pH units	Six monthly

M2 Dealing with samples obtained for monitoring

- 1 Any sample or measurement required to be obtained under these conditions must be taken and processed in accordance with the following:
 - 1.1 Australian Standards, the National Association of Testing Authorities (NATA) approved methods, the American Public Health Association Standard Methods for the Analysis of Water and Waste Water or other standard(s) approved in writing by the Director;
 - 1.2 samples must be tested in a laboratory accredited by NATA, or a laboratory approved in writing by the Director, for the specified test;
 - 1.3 results of measurements and analysis of samples and details of methods employed in taking measurements and samples must be retained for at least three (3) years after the date of collection;
 - 1.4 measurement equipment must be maintained and operated in accordance with manufacturer's specifications and records of maintenance must be retained for at least three (3) years; and
 - 1.5 noise measurements must be undertaken in accordance with the Tasmanian Noise Measurement Procedures Manual.

Noise Control

N1 Operating hours

- 1 Unless otherwise approved by the Director, activities associated with milling or machining of timber and loading/unloading of wood deliveries to and from The Land must not be undertaken outside the following times:
 - 1.1 0700 hours to 1800 hours Monday to Friday; and
 - 1.2 0800 hours to 1300 hours Saturdays.
- 2 Notwithstanding the above paragraph, the above activities must not be carried out on Sundays or Public Holidays that are observed State-wide (Easter Tuesday excepted) without the written approval of the Director.

N2 Chainsaw operation

- 1 Unless otherwise approved in writing by the Director, the operation of a chainsaw (powered by an internal combustion engine) on The Land is only permitted within the hours of:
 - 1.1 0700 to 1800 Monday to Friday; and
 - 1.2 0800 hours to 1300 hours Saturdays.
- 2 Notwithstanding the above paragraph, the operation of a chainsaw (powered by an internal combustion engine) is not permitted on Sundays and Public Holidays that are observed Statewide (Easter Tuesday excepted).

N3 Log drops

When unloading from a vehicle and/or stockpile, all reasonable and practicable care must be taken to avoid the dropping of logs from height by placing them either onto the ground or directly onto log decks.

N4 Noise emission limits

- 1 Noise emissions from the activity when measured at any noise sensitive premises in other ownership and expressed as the equivalent continuous A-weighted sound pressure level must not exceed:
 - 1.1 45 dB(A) between 0700 hours and 1800 hours (Day time); and
 - 1.2 40 dB(A) between 1800 hours and 2200 hours (Evening time); and
 - 1.3 35 dB(A) between 2200 hours and 0700 hours (Night time).
- 2 Where the combined level of noise from the activity and the normal ambient noise exceeds the noise levels stated above, this condition will not be considered to be breached unless the noise emissions from the activity are audible and exceed the ambient noise levels by at least 5 dB(A).
- 3 The time interval over which noise levels are averaged must be 10 minutes or an alternative time interval specified in writing by the Director.
- 4 Measured noise levels must be adjusted for tonality, impulsiveness, modulation and low frequency in accordance with the Tasmanian Noise Measurement Procedures Manual.
- 5 All methods of measurement must be in accordance with the Tasmanian Noise Measurement Procedures Manual.

N5 Noise survey

- 1 Where requested by the Director, a noise survey must be undertaken in accordance with a survey method approved in writing by the Director.
- 2 Without limitation, the survey method must address the following:
 - 2.1 measurements must be carried out at day, evening and night times (where applicable) at each location; and
 - 2.2 measurement locations, and the number thereof, must be specified, with one location established as a control location (noise).
- 3 Measurements and data recorded during the survey must include:
 - 3.1 operational status of noise producing equipment and throughput of the activity;
 - 3.2 subjective descriptions of the sound at each location;
 - 3.3 details of meteorological conditions relevant to the propagation of noise;
 - 3.4 the equivalent continuous (Leq) and L1, L10, L50, L90 and L99 A-weighted sound pressure levels measured over a period of 10 minutes or an alternative time interval approved by the Director;

- 3.5 one-third octave spectra over suitably representative periods of not less than 1 minute; and
- 3.6 narrow-band spectra over suitably representative periods of not less than 1 minute.
- 4 A noise survey report must be forwarded to the Director within 30 days from the date on which the noise survey is completed.
- 5 The noise survey report must include the following:
 - 5.1 the results and interpretation of the measurements required by these conditions;
 - 5.2 a map of the area surrounding the activity with the boundary of The Land, measurement locations, and noise sensitive premises clearly marked on the map;
 - 5.3 any other information that will assist with interpreting the results and whether the activity is in compliance with these conditions and EMPCA; and
 - 5.4 recommendations of appropriate mitigation measures to manage any noise problems identified by the noise survey.

Operations

OP1 Weed management

- 1 Within 6 months of the date on which these conditions take effect, or by a date otherwise specified in writing by the Director, a Weed & Disease Management Plan must be submitted to the Director for approval. This requirement will be deemed to be satisfied only when the Director indicates in writing that the submitted document adequately addresses the requirements of this condition to his or her satisfaction.
- 2 The plan must be consistent with the Weed and Disease Guidelines, or any subsequent revisions of that document.
- 3 The person responsible must implement and act in accordance with the approved plan.
- 4 In the event that the Director, by notice in writing to the person responsible, either approves a minor variation to the approved plan or approves a new plan in substitution for the plan originally approved, the person responsible must implement and act in accordance with the varied plan or the new plan, as the case may be.

Waste Management

WM1 Controlled waste transport

Transport of controlled wastes to and from The Land must be undertaken only by persons authorised to do so under EMPCA or subordinate legislation.

Schedule 3: Information

Legal Obligations

LO1 EMPCA

The activity must be conducted in accordance with the requirements of the *Environmental Management and Pollution Control Act 1994* and Regulations thereunder. The conditions of this document must not be construed as an exemption from any of those requirements.

LO2 Storage and handling of dangerous goods, explosives and dangerous substances

1 The storage, handling and transport of dangerous goods, explosives and dangerous substances must comply with the requirements of relevant State Acts and any regulations thereunder, including:

1.1 *Work Health and Safety Act 2012* and subordinate regulations;

1.2 *Explosives Act 2012* and subordinate regulations; and

1.3 *Dangerous Goods (Road and Rail Transport) Act 2010* and subordinate regulations.

LO3 Aboriginal relics requirements

1 The *Aboriginal Relics Act 1975*, provides legislative protection to Aboriginal heritage sites in Tasmania regardless of site type, condition, size or land tenure. Section 14(1) of the Act states that; Except as otherwise provided in this Act, no person shall, otherwise than in accordance with the terms of a permit granted by the Minister on the recommendation of the Director of National Parks and Wildlife:

1.1 destroy, damage, deface, conceal or otherwise interfere with a relic;

1.2 make a copy or replica of a carving or engraving that is a relic by rubbing, tracing, casting or other means that involve direct contact with the carving or engraving;

1.3 remove a relic from the place where it is found or abandoned;

1.4 sell or offer or expose for sale, exchange, or otherwise dispose of a relic or any other object that so nearly resembles a relic as to be likely to deceive or be capable of being mistaken for a relic;

1.5 take a relic, or permit a relic to be taken, out of this State; or

1.6 cause an excavation to be made or any other work to be carried out on Crown land for the purpose of searching for a relic.

2 If a relic is suspected and/or identified during works then works must cease immediately and the Tasmanian Aboriginal Land and Sea Council and the Aboriginal Heritage Tasmania be contacted for advice before work can continue. In the event that damage to an Aboriginal heritage site is unavoidable a permit under section 14 of the *Aboriginal Relics Act 1975* must be applied for. The Minister may refuse an application for a permit, where the characteristics of the relics are considered to warrant their preservation.

3 Anyone finding an Aboriginal relic is required under section 10 of the Act to report that finding as soon as practicable to the Director of National Parks and Wildlife or an authorized officer under the *Aboriginal Relics Act 1975*. It is sufficient to report the finding of a relic to Aboriginal Heritage Tasmania to fulfil the requirements of section 10 of the Act.

Other Information

OI1 Waste management hierarchy

- 1** Wastes should be managed in accordance with the following hierarchy of waste management:
 - 1.1** waste should be minimised, that is, the generation of waste must be reduced to the maximum extent that is reasonable and practicable, having regard to best practice environmental management;
 - 1.2** waste should be re-used or recycled to the maximum extent that is practicable; and
 - 1.3** waste that cannot be re-used or recycled must be disposed of at a waste depot site or treatment facility that has been approved in writing by the relevant planning authority or the Director to receive such waste, or otherwise in a manner approved in writing by the Director.

OI2 Notification of incidents under section 32 of EMPCA

Where a person is required by section 32 of EMPCA to notify the Director of the release of a pollutant, the Director can be notified by telephoning 1800 005 171 (a 24-hour emergency telephone number).

OI3 Commitments

The person responsible for the activity has a general environmental duty to conduct the activity in accordance with the commitments contained in Attachment 3.